Lifetime Homes Compliance Checklist

Agar Grove Block 1A
Architype 27.04.16
Revision 3: 19th Jan 18

Does not comply
Does not comply marginally
Complies

	Development/ Communal	Flat Type O1	O2	O3	O4	O5	P1	P2	P3	P4	P5	G1	G2	G3	G4	R1	B1	B2	B3	Notes
Criterion 1 - Parking																				
1a On plot' (non-communal) parking **Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achive a minimum width of 3300mm.** If a 2400mm wide parking space has 900mm access path as part M it will satisfy the requirement. Whenever possible the wider space should be at least 4800mm in length. The entire parking space should have a firm surface and be level (1:60) Garages are exempt, however hardstanding infront should comply. Private covered parking is exempt unless the only parking space for a dwelling.	N/A																			
1b Communal or shared parking **Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.** Provide at lest one parkings space (or as planner determine) 3300 (W) x 4800mm (d) adjacent to (or close to) each block's entrance or lift core. Any specific wheelchair housing parking should be in addition to those in respect of Lifetime Homes. The access route between the parking and communal entrance should maintain a clear width of min 1200mm.	N/A																			
Criterion 2 - Approaching the dwelling from parking 2 Approach to dwelling from parking **The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core) should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevnat entrances should be as short as practicable and be level or gently sloping.**	N/A																			
Criterion 3 - Approach to all Entrances 3 Approach to all entrances **The approach to all entrances should preferbly be level or gently sloping, and in accordance with the specification below.**	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Criterion 4 - Entrances 4 Entrances **All entrances should:**																				**Refer to CD-200 series**
a) be illuminated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Refer to M&E spec; DD-515 & DD-516
b) have level access over the threshold; and	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Refer to DD-505
c) have effective clear opening widths and nibs as specified below	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Refer to CD-200 series
In addition, main entrances should also:																				
d) have adequate weather protection	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Refer to DD-511
e) have a level external landing	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Refer to DD-511
All entrances should have an accessible threshold with a maximum 15mm upstand.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Only Juliet balconies, where no access onto the balcony is intended, and roof terraces/balconies over habitable rooms, which require a step up are exempt.	-	Y	Y	Y	Y	Y	-	-	-	-	-	Y	-	-	-	-	-	-	-	
Dwelling Entrance Doors All Directions = 800mm clear width	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Communal Entrance Doors Straight on = 800mm clear width	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
At right angels to an access route at least 1500 = 800mm clear width At right angels to an access route at least 1200 = 825mm clear width There should be a 300mm nib to the leading edge pull side only of all doors.																				
All main entrances should be covered; Cover for an indiviual dwelling should have min depth 600mm (900mm typical)	-	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cover for a communal door should have a min depth of 900mm (1200mm being typical)	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A level landing (max 1:60 gradient and/or 1:40 crossfall) outside the entrance, clear of any door swings: Individual dwelling 1200x1200mm	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Communal dwelling 1500x1500mm	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Criterion 5 - Communal Stairs & Lift 5a Communal Stairs **Principle access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.**																				**Refer to DD-300 series**
Uniform rise not exceeding 170mm	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Uniform going not exceeding 250mm	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Handrails that extend 300mm beyond the top and bottom	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Handrail height 900mm from each nosing	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Step nosings distinguishable through contrasting brightness	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5b Communal Lifts **Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below**																				
Have minimum internal dimensions of 1100 x 1400mm	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	HLP to confirm current lift car size
Have clear landings adjacent to the lift entrance 1500 x 1500mm	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Have lift controls at a height between 900 - 1200mm from the floor and 400mm from the lift's internal front wall.	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	HLP to provide drawings of lift control setting out
Criterion 6 - Internal doorways and hallways **Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.** **As a general principle, narrower hallways and landings will need wider doorways in their side walls.** **The width of doorways and hallways should conform to the specification below.** 6a Internal hallways Subject to the provision of adaquate door opening widths, the minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at pinch points as long as this is not opposite or adjacent to a door.	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**Refer to GA-750 series; & CD-210 series**
The minimum width of any hallway/corridor/landing within a communal areas is 1200mm which may reduce to 1050mm at pinch points.	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6b Internal Dwelling Doors Straight on = 750mm clear width	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
At right angels to an access route at least 1200 = 750mm clear width	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
At right angels to an access route at least 1050 = 775mm clear width	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
At right angels to an access route less than 1050 = 900mm clear width	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
These clear widths apply to any doorway where movement through the door is intended. They do not apply to storage/cupboard doors unless they are 'walk in'																				
There should be a 300mm nib to the leading edge pull side only of all doors.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Criterion 7 - Circulation Space 7 Circulation space **There should be space for turning a wheelchair in dining areas and living rooms and basic circulation for wheelchair users everywhere.**																				**Refer to GA-750 series**
Living rooms/dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter or a turning elipse of 1700mm x 1400mm. Where layouts include occassional items these can be within these turning zones. Where movement between furniture is necessary (to approach other rooms, or window) a clear width of 750mm between items should be possible.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliances and any fixed obstruction opposite. This 1200mm should be maintained the entire run of the worktop.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
The main bedroom should have a clear 750mm wide to both sides of the bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. Also if it is nessecary to pass by the foot of the bed to get to a window 750mm should also be provided.		Y	N (1)	N (1)	Y	N (1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N (1)	Y	Red=room too narrow to allow 750mm at foot of bed. Orange=Almost Yes - fractional overlap of furniture, by 30-50mm, or step to terrace within 750mm at foot of bed. Number of bedrooms that do not comply indicated.
Criterion 8 - Entrance level living space 8 Entrance level living space **A living room / living space should be provided on the entrance level of every dwelling**		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**Refer to GA-750 series**
Criterion 9 - Potential for entrance level bed-space 9 Potential for entrance level bed-space **In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance lebel that could be used as a convenient temporary bed-space.** A corner of a room that can accommodate a single bed with a 750mm wide space to one side of the bed suitable as a temporary bed space. Should be capable of being screened and contain an electrical socket. Note this temporary bed-space and identifiable through floor lift space may overlap.		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	**Refer to GA-750 series**

	Development/ Communal	Flat Type																		Notes
		O1	O2	O3	O4	O5	P1	P2	P3	P4	P5	G1	G2	G3	G4	R1	B1	B2	B3	
Criterion 10 - Entrance Level WC and Shower Drainage																				**Refer to GA-700 series, and DD-600 series**
10 Entrance level WC and shower drainage **Where an accessible bathroom is not provided on the entrance level of the dwelling, there should be an accessible WC compartment with potential for a shower to be installed on the entrance level.**		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	
Criterion 11 - WC and bathroom walls																				**Refer to DD-600 series**
11 WC and bathroom walls **Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptions such as grab rails.** Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm - 1800mm from FFl.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NOTE: G1 bathroom contains access panel for riser, but grab rails can be above this - 1000/1125mm from FFL.
Criterion 12 - Stairs and Potential Through-floor lift in Dwellings																				**Refer to GA-101-112; and DD-330 series**
12 Stairs and Potential Through-Floor Lift In Dwellings **The design within a dwelling of two or more storeys should incorporate both:** a) Potential for stair lift installation; and		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	
b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	
A clear width of 900mm should be provided on the stairs, measured 450mm above the pitch height.		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	
The through floor lift apperture size should be min 1000 x 1500mm, with the approach being to one of the shorter sides.		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	
If the lift arrives in a bedroom it must still be functional if reduced to single bed, however if this is the case the dwelling must have at least one bedroom that remains functional as a double.		Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	
Criterion 13 - Potential for fitting hoists and bedroom / bathroom relationship																				**Refer to GA-700 series**
13 Potential for fitting hoists and bedroom / bathroom relationship **Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.**		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NOTE: the route in B1 is not very direct.
Criterion 14 - Bathrooms																				**Refer to GA-700 series**
14 Bathrooms **An accessible bathroom, providing ease of access in accordance with the required specification, should be provided in every dwelling on the same storey as a main bedroom.**		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Subject to procurement of compliant sink and drain provision.
Criterion 15 - Glazing and window handle heights																				**Refer to CD-200 series**
15 Glazing and window handle heights **Windows in the principle living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people - including those with restricted movement and reach**																				
Glazing starts no higher than 800mm above FFL, in addition, any full width transom or cill within the field of vision (normally extending upto 1700mm above FFL) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensions are +/- 50mm		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
There should be potential for an approach route 750mm wide. In addition this window should have handles/control no higher than 1200mm from ffl.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Criterion 16 - Location of Service Controls																				
16 Location of Service Controls **Service controls should be within a height band of 450 - 1200mm from the floor and at least 300mm away from any internal corner.**		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Coordinated with M&E engineers